

State of Nevada  
Department of Corrections  
Ely State Prison  
Facility Condition Analysis

# ELY STATE PRISON

4569 North State Route 490  
Ely, Nevada 89301

**Site Number: 9941**

**STATE OF NEVADA PUBLIC WORKS BOARD  
FACILITY CONDITION ANALYSIS**



Report Printed in January 2008

State of Nevada  
Department of Corrections  
Ely State Prison  
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Board to assess the needs of the Building and/or Site and to help support future requests for Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .60 or 60% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9941

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1418	HOUSING UNIT #4	29870	1987	9/18/2007	\$448,050	\$819,960	\$298,700	\$1,566,710	\$10,454,500	15%
	4569 N. State Route 490		Ely							
0123	HOUSING UNIT #2	29870	1987	9/18/2007	\$0	\$1,260,010	\$298,700	\$1,558,710	\$10,454,500	15%
	4569 N. State Route 490		Ely							
0699	HOUSING UNIT #1	29870	1987	9/18/2007	\$448,050	\$809,960	\$298,700	\$1,556,710	\$10,454,500	15%
	4569 N. State Route 490		Ely							
1417	HOUSING UNIT #3	29870	1987	9/18/2007	\$0	\$1,258,010	\$298,700	\$1,556,710	\$10,454,500	15%
	4569 N. State Route 490		Ely							
1428	BUILDING #14 - GATEHOUSE	1350	1987	9/18/2007	\$0	\$9,750	\$43,500	\$53,250	\$472,500	11%
	4569 N. State Route 490		Ely							
1419	HOUSING UNIT #5	29870	1989	9/18/2007	\$0	\$809,960	\$298,700	\$1,108,660	\$10,454,500	11%
	4569 N. State Route 490		Ely							
1420	HOUSING UNIT #6	29870	1989	9/18/2007	\$0	\$809,960	\$298,700	\$1,108,660	\$10,454,500	11%
	4569 N. State Route 490		Ely							
1421	HOUSING UNIT #7	29870	1989	9/18/2007	\$0	\$809,960	\$298,700	\$1,108,660	\$10,454,500	11%
	4569 N. State Route 490		Ely							
1422	HOUSING UNIT #8	29870	1989	9/18/2007	\$0	\$809,960	\$298,700	\$1,108,660	\$10,454,500	11%
	4569 N. State Route 490		Ely							
1430	TOWER #2	290	1987	9/18/2007	\$2,000	\$1,450	\$25,800	\$29,250	\$290,000	10%
	4569 N. State Route 490		Ely							
1429	TOWER #1	290	1987	9/18/2007	\$500	\$1,450	\$25,800	\$27,750	\$290,000	10%
	4569 N. State Route 490		Ely							
1427	BUILDING #13 - ARMORY	1680	1987	9/18/2007	\$0	\$33,600	\$16,800	\$50,400	\$588,000	9%
	4569 N. State Route 490		Ely							
2242	EQUIPMENT STORAGE	400	1999	9/18/2007	\$0	\$6,000	\$2,000	\$8,000	\$100,000	8%
	4569 N. State Route 490		Ely							
1424	BUILDING #10 - WORK & RECREATION	48600	1987	9/18/2007	\$13,500	\$860,800	\$243,000	\$1,117,300	\$17,010,000	7%
	4569 N. State Route 490		Ely							
1426	BUILDING #12 - TRUSTEE DORMITORY	3600	1987	9/18/2007	\$250	\$34,800	\$36,000	\$71,050	\$1,260,000	6%
	4569 N. State Route 490		Ely							
1423	BUILDING #9 - SCHEDULED SERVICES	56500	1987	9/18/2007	\$27,750	\$722,600	\$282,500	\$1,032,850	\$19,775,000	5%
	4569 N. State Route 490		Ely							

Site number: 9941

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1617	ESP SEWAGE GRINDER BUILDING	860	1999	9/18/2007	\$0	\$4,300	\$8,600	\$12,900	\$279,500	5%
	4569 N. State Route 490		Ely							
1425	BUILDING #11 - WAREHOUSE / CENTRAL PLANT	35370	1987	9/18/2007	\$1,000	\$341,990	\$201,850	\$544,840	\$12,379,500	4%
	4569 N. State Route 490		Ely							
2729	WATER TANK	1488	1987	10/22/2007	\$0	\$0	\$14,880	\$14,880	\$400,000	4%
	4569 N. State Route 490		Ely							
1432	TOWER #4	290	1987	9/18/2007	\$3,500	\$1,450	\$5,800	\$10,750	\$290,000	4%
	4569 N. State Route 490		Ely							
1431	TOWER #3	290	1987	9/18/2007	\$2,000	\$1,450	\$5,800	\$9,250	\$290,000	3%
	4569 N. State Route 490		Ely							
9941	ELY STATE PRISON SITE	0		9/18/2007	\$150,000	\$7,228,000	\$3,604,544	\$10,982,544	\$0	0%
	4569 N. State Route 490		Ely							
Report Totals.....:		389,968			\$1,096,600	\$16,635,420	\$6,906,474	\$24,638,494	\$137,060,500	18%

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<b>EQUIPMENT STORAGE</b>	<b>2242</b>
<b>ESP SEWAGE GRINDER BUILDING</b>	<b>1617</b>
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<b>TOWER #3</b>	<b>1431</b>
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<b>BUILDING #14 - GATEHOUSE</b>	<b>1428</b>
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<b>HOUSING UNIT #3</b>	<b>1417</b>
<b>HOUSING UNIT #1</b>	<b>0699</b>
<b>HOUSING UNIT #2</b>	<b>0123</b>

**ELY STATE PRISON SITE**

SPWB Facility Condition Analysis - 9941

Survey Date: 9/18/2007

**ELY STATE PRISON SITE****BUILDING REPORT**

Ely State Prison is located on a 23 acre site several miles outside Ely on State Route 490. It is a maximum security prison housing approximately 1,100 inmates, including prisoners on death row. The site has twenty buildings and includes: eight inmate housing units; a scheduled services building; a work and recreation facility; a central plant building with warehouse and vehicle services; a trustee dormitory; main gate house; an armory building; sewage grinder building; equipment storage building; and four guard towers.

This prison was built in two phases; the towers, prison support buildings and Housing units 1-4 were built first. Housing units 5-8 were built approximately 2 years later.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$150,000****Currently Critical****Immediate to Two Years****ADA PARKING COMPLIANCE****Project Index #: 9941ADA2****Construction Cost \$50,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The main entrance to the facility has ADA parking stalls which do not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking area up to code including a compliant path of travel from the spaces to the building, updated signage and any other necessary upgrades. IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**SITE DRAINAGE @ MANHOLES****Project Index #: 9941SIT2****Construction Cost \$100,000**

The Ely State Prison site has several manholes with 4160V equipment installed below grade and the drainage doesn't prevent water accumulations. Due to their location, staff are required to manually inspect and, when needed, lower sump pumps into the hole to drain the excess water. This creates a potential electrocution hazard. This project provides funding to install catch basins, French drains and additional drain piping as needed to carry the water away from the manholes. This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$7,228,000****Necessary - Not Yet Critical****Two to Four Years****HVAC AIR HANDLER REPLACEMENT - PHASE 1****Project Index #: 9941HVA2****Construction Cost \$3,500,000**

The HVAC roof top air handling units are over 20 years old. There are 24 units of which this phase covers half of them. They are not energy efficient, need constant repairs and have reached the end of their expected and useful life. This project would provide for the installation of twelve new HVAC packaged units and cleaning of the existing duct work. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

**PLUMBING VALVE REPLACEMENTS****Project Index #: 9941PLM1****Construction Cost \$18,000**

The majority of the plumbing isolation valves on the site are gate valves original to the building. Many of these valves no longer completely stop water when closed. This project will provide funding to replace the faulty gate valves with ball valves. 18 valves was used for this estimate

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

### **RELOCATE IRRIGATION SYSTEM**

**Project Index #: 9941SIT3**  
**Construction Cost \$10,000**

The existing irrigation system is spraying water on the side of the buildings inside the secured area, especially during windy conditions. There is noticeable damage to the exterior walls which can lead to extreme damage and possible mold growth if not addressed soon. This project would provide for the relocation of the sprinklers away from the buildings.

### **REPAIR CONCRETE SIDEWALKS**

**Project Index #: 9941SIT4**  
**Construction Cost \$50,000**

The concrete sidewalks are in generally good condition, but there are several areas that require attention. Deterioration, spalling and cracking has occurred, mainly from exposure to the weather. In some areas the sidewalks have lost their texture and cause a slipping hazard. This project would provide for the removal and replacement of the damaged concrete sidewalks. 5,000 SF of 4" thick concrete sidewalk was used for this estimate.

### **REPLACE STENTOFON SWITCH**

**Project Index #: 9941SEC3**  
**Construction Cost \$50,000**

At the time of the survey the staff reported that the Stentofon communications system was not operating properly. This project provides funding to replace the Stentofon communications switch that has failed and is causing problems with the system.

### **SEWER SYSTEM UPGRADE**

**Project Index #: 9941PLM3**  
**Construction Cost \$2,100,000**

The sewage treatment system does not currently comply with the NDEP discharge permit and should be upgraded immediately. This project provides funding to modify two existing sewage lagoons, RIB's to an extended aeration, secondary treatment facility. This project is currently funded under CIP 05-M15 and is expected to be complete by the Summer of 2008.

### **VIDEO SECURITY SYSTEM UPGRADE**

**Project Index #: 9941SEC1**  
**Construction Cost \$1,500,000**

The site video security system is outdated and the cameras do not function on several of the buildings. This project addresses replacement of the cameras and controls at the site with all digital equipment as well as sufficient storage capacity.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$3,604,544**

#### **Long-Term Needs**

#### **Four to Ten Years**

### **HVAC AIR HANDLER REPLACEMENT - PHASE 2**

**Project Index #: 9941HVA3**  
**Construction Cost \$3,500,000**

The HVAC roof top air handling units are over 20 years old. There are 24 units of which this phase covers the remaining units. They are not energy efficient, need constant repairs and have reached the end of their expected and useful life. This project would provide for the installation of twelve new HVAC packaged units and cleaning of the existing duct work. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

### **SLURRY SEAL ASPHALT PAVING**

**Project Index #: 9941SIT5**  
**Construction Cost \$104,544**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including loading zones, access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$150,000</b>
<b>Priority Class 2:</b>	<b>\$7,228,000</b>
<b>Priority Class 3:</b>	<b>\$3,604,544</b>
<b>Grand Total:</b>	<b>\$10,982,544</b>



**WATER TANK**

SPWB Facility Condition Analysis - 2729

Survey Date: 10/22/2007

## **WATER TANK BUILDING REPORT**

The Water Tank is located on the east side of the site. The tank has a 500,000 gallon capacity and is 62' in diameter and 24' tall.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$14,880****Long-Term Needs****Four to Ten Years****Project Index #: 2729EXT1****EXTERIOR FINISHES****Construction Cost \$14,880**

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 1,488****Year Constructed: 1987****Exterior Finish 1: 100 % Painted Steel****Exterior Finish 2: 0 %****Number of Levels (Floors): 1      Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Steel Water Tank****IBC Construction Type: I-A****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$400,000</b>
<b>Priority Class 3:</b>	<b>\$14,880</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$269</b>
<b>Grand Total:</b>	<b>\$14,880</b>	<b>FCNI:</b>	<b>4%</b>

**EQUIPMENT STORAGE**

SPWB Facility Condition Analysis - 2242

Survey Date: 9/18/2007

**EQUIPMENT STORAGE  
BUILDING REPORT**

The Equipment Storage building is a wood framed building covered by metal siding and a metal roof located east of the Scheduled Services building. It was built by the maintenance staff in 1999 and is used for storing landscaping equipment and tools. It appears to be in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$6,000****Necessary - Not Yet Critical****Two to Four Years****FASCIA REPLACEMENT****Project Index #: 2242EXT2****Construction Cost \$1,500**

The wood fascia around the eaves of the roof is worn and weathered. This project would provide for removal and disposal of the existing wood fascia and replacement with a new primed and painted wood fascia board.

**INTERIOR FINISHES****Project Index #: 2242INT1****Construction Cost \$2,000**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**REPLACE EXTERIOR DOOR****Project Index #: 2242EXT3****Construction Cost \$2,500**

The entrance to the building is a single leaf, commercial grade metal door assembly. The door and frame is old and damaged and are in need of replacement. This project would provide for the installation of a new metal door assembly. Painting of the new door and removal and disposal of the old door is included in this estimate.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$2,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2242EXT1****Construction Cost \$2,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, replacing missing screw attachments, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

Gross Area (square feet): 400  
Year Constructed: 1999  
Exterior Finish 1: 100 % Metal Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % S-1  
IBC Occupancy Type 2: %  
Construction Type: wood frame/metal siding  
IBC Construction Type: V-N

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$6,000	Total Facility Replacement Construction Cost:	\$100,000
Priority Class 3:	\$2,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$8,000	FCNI:	8%

**ESP SEWAGE GRINDER BUILDING**

SPWB Facility Condition Analysis - 1617

Survey Date: 9/18/2007

## **ESP SEWAGE GRINDER BUILDING BUILDING REPORT**

The Sewage Grinder Building houses the sewage grinding equipment. It is a concrete masonry unit (CMU) structure with a standing seam metal roofing system. It is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$4,300****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1617INT1****INTERIOR FINISHES****Construction Cost \$4,300**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted or sealed at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting or sealing, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$8,600****Long-Term Needs****Four to Ten Years****Project Index #: 1617EXT1****EXTERIOR FINISHES****Construction Cost \$8,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 860****Year Constructed: 1999****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % F-1****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units and Steel****IBC Construction Type: II-N****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$15.00</b>
<b>Priority Class 2:</b>	<b>\$4,300</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$280,000</b>
<b>Priority Class 3:</b>	<b>\$8,600</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$325</b>
<b>Grand Total:</b>	<b>\$12,900</b>	<b>FCNI:</b>	<b>5%</b>

**TOWER #4**

SPWB Facility Condition Analysis - 1432

Survey Date: 9/18/2007

**TOWER #4  
BUILDING REPORT**

Tower #4 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the north side of the perimeter. It is in fair condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$3,500****Currently Critical****Immediate to Two Years****EGRESS LIGHTING****Project Index #: 1432SFT1****Construction Cost \$500**

The guard tower is lacking adequate egress illumination as required by the 2006 IBC Chapter 10, Section 1006.1. This project would provide for the installation of emergency egress lighting including connections to existing utilities.

**REPLACE WINDOWS****Project Index #: 1432SEC1****Construction Cost \$3,000**

Two of the windows in this guard tower are foggy and difficult to see through. The cause of the haze on the window panes was unknown at the time of the survey, but due to the security issues of seeing clearly out of the tower, this project recommends replacing the glass. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,450****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 1432INT1****Construction Cost \$1,450**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1432EXT2****Construction Cost \$5,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet): 290**  
**Year Constructed: 1987**  
**Exterior Finish 1: 90 % Precast Concrete**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1      Basement?   No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2:       %**  
**Construction Type: Precast Concrete & Steel**  
**IBC Construction Type: II-FR**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$3,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.07</b>
<b>Priority Class 2:</b>	<b>\$1,450</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$290,000</b>
<b>Priority Class 3:</b>	<b>\$5,800</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$1,000</b>
<b>Grand Total:</b>	<b>\$10,750</b>	<b>FCNI:</b>	<b>4%</b>

**TOWER #3**

SPWB Facility Condition Analysis - 1431

Survey Date: 9/18/2007

**TOWER #3  
BUILDING REPORT**

Tower #3 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the west side of the perimeter at the sally port. It is in fair condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,000****Currently Critical****Immediate to Two Years****EGRESS LIGHTING****Project Index #: 1431SFT1****Construction Cost \$500**

The guard tower is lacking adequate egress illumination as required by the 2006 IBC Chapter 10, Section 1006.1. This project would provide for the installation of emergency egress lighting including connections to existing utilities.

**REPLACE WINDOW****Project Index #: 1431SEC1****Construction Cost \$1,500**

One of the windows in this guard tower is foggy and difficult to see through. The cause of the haze on the window pane was unknown at the time of the survey, but due to the security issues of seeing clearly out of the tower, this project recommends replacing the glass. Removal and disposal of the existing window is included in this estimate.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,450****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 1431INT1****Construction Cost \$1,450**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1431EXT2****Construction Cost \$5,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet): 290**  
**Year Constructed: 1987**  
**Exterior Finish 1: 90 % Precast Concrete**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2:        %**  
**Construction Type: Precast Concrete & Steel**  
**IBC Construction Type: II-FR**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$31.90</b>
<b>Priority Class 2:</b>	<b>\$1,450</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$290,000</b>
<b>Priority Class 3:</b>	<b>\$5,800</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$1,000</b>
<b>Grand Total:</b>	<b>\$9,250</b>	<b>FCNI:</b>	<b>3%</b>



**TOWER #2**

SPWB Facility Condition Analysis - 1430

Survey Date: 9/18/2007

**TOWER #2  
BUILDING REPORT**

Tower #2 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the south side of the perimeter. It is in fair condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,000****Currently Critical****Immediate to Two Years****EGRESS LIGHTING****Project Index #: 1430SFT1****Construction Cost \$500**

The guard tower is lacking adequate egress illumination as required by the 2006 IBC Chapter 10, Section 1006.1. This project would provide for the installation of emergency egress lighting including connections to existing utilities.

**REPLACE WINDOW****Project Index #: 1430EXT3****Construction Cost \$1,500**

One of the windows in this guard tower is foggy and difficult to see through. The cause of the haze on the window pane was unknown at the time of the survey, but due to the security issues of seeing clearly out of the tower, this project recommends replacing the glass. Removal and disposal of the existing window is included in this estimate.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,450****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 1430INT1****Construction Cost \$1,450**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$25,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1430EXT2****Construction Cost \$5,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**Project Index #: 1430LGT1**

**Construction Cost \$20,000**

## **LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

This project has been broken into more specific projects.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 290**

**Year Constructed: 1987**

**Exterior Finish 1: 90 % Precast Concrete**

**Exterior Finish 2: 10 % Glazing**

**Number of Levels (Floors): 1      Basement? No**

**IBC Occupancy Type 1: 100 % I-3**

**IBC Occupancy Type 2: %**

**Construction Type: Precast Concrete & Steel**

**IBC Construction Type: II-FR**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$100.86</b>
<b>Priority Class 2:</b>	<b>\$1,450</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$290,000</b>
<b>Priority Class 3:</b>	<b>\$25,800</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$1,000</b>
<b>Grand Total:</b>	<b>\$29,250</b>	<b>FCNI:</b>	<b>10%</b>

**TOWER #1**

SPWB Facility Condition Analysis - 1429

Survey Date: 9/18/2007

**TOWER #1  
BUILDING REPORT**

Tower #1 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the east side of the perimeter near the Gatehouse. It is in fair condition.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$500**  
**Currently Critical** **Immediate to Two Years**

**EGRESS LIGHTING** **Project Index #: 1429SFT1**  
**Construction Cost \$500**

The guard tower is lacking adequate egress illumination as required by the 2006 IBC Chapter 10, Section 1006.1. This project would provide for the installation of emergency egress lighting including connections to existing utilities.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,450**  
**Necessary - Not Yet Critical** **Two to Four Years**

**INTERIOR FINISHES** **Project Index #: 1429INT1**  
**Construction Cost \$1,450**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$25,800**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 1429EXT2**  
**Construction Cost \$5,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**Project Index #: 1429LGT1**

**Construction Cost \$20,000**

## **LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

This project has been broken into more specific projects.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 290**

**Year Constructed: 1987**

**Exterior Finish 1: 90 % Precast Concrete**

**Exterior Finish 2: 10 % Glazing**

**Number of Levels (Floors): 1      Basement? No**

**IBC Occupancy Type 1: 100 % I-3**

**IBC Occupancy Type 2: %**

**Construction Type: Precast Concrete & Steel**

**IBC Construction Type: II-FR**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$95.69</b>
<b>Priority Class 2:</b>	<b>\$1,450</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$290,000</b>
<b>Priority Class 3:</b>	<b>\$25,800</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$1,000</b>
<b>Grand Total:</b>	<b>\$27,750</b>	<b>FCNI:</b>	<b>10%</b>

**BUILDING #14 - GATEHOUSE**

SPWB Facility Condition Analysis - 1428

Survey Date: 9/18/2007

**BUILDING #14 - GATEHOUSE****BUILDING REPORT**

Building #14 - Gatehouse is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This is the main gatehouse to the prison. It contains the visitation check-in counter, waiting area and ADA compliant restrooms. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$9,750****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1428INT1****INTERIOR FINISHES****Construction Cost \$6,750**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1428ENV1****NONABSORBANT FINISHES****Construction Cost \$3,000**

2006 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extends upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends treating the CMU walls with a block filler, water-proof sealer and paint to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$43,500****Long-Term Needs****Four to Ten Years****Project Index #: 1428LGT1****LONG-TERM NEEDS****Construction Cost \$30,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like. This project has been broken into more specific projects.

**Project Index #: 1428EXT1**

**Construction Cost \$13,500**

## **EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 1,350**

**Year Constructed: 1987**

**Exterior Finish 1: 70 % Concrete Masonry U**

**Exterior Finish 2: 30 % Glazing**

**Number of Levels (Floors): 1 Basement? No**

**IBC Occupancy Type 1: 100 % I-3**

**IBC Occupancy Type 2: %**

**Construction Type: Concrete Masonry Units & Steel**

**IBC Construction Type: III-1 HOU**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$39.44</b>
<b>Priority Class 2:</b>	<b>\$9,750</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$472,000</b>
<b>Priority Class 3:</b>	<b>\$43,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$53,250</b>	<b>FCNI:</b>	<b>11%</b>

**BUILDING #13 - ARMORY**

SPWB Facility Condition Analysis - 1427

Survey Date: 9/18/2007

**BUILDING #13 - ARMORY****BUILDING REPORT**

Building #13 - Armory is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building is utilized to store items used for responding to emergencies at the prison and also as additional file storage. It is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$33,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1427INT1****INTERIOR FINISHES****Construction Cost \$8,400**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1427EXT1****REPLACE EXISTING ROOF****Construction Cost \$25,200**

The single-ply roof on this building was reported in fair to poor condition at the time of the survey. This existing roof was installed in 1987. The statewide roofing program estimates the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. This building should be re-roofed in the next year, consistent with the roofing program guidelines and the warranty period. This roof is scheduled to be replaced in 2008 under 05-SO1(C). This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$16,800****Long-Term Needs****Four to Ten Years****Project Index #: 1427EXT2****EXTERIOR FINISHES****Construction Cost \$16,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet):** 1,680  
**Year Constructed:** 1987  
**Exterior Finish 1:** 100 % Concrete Masonry U  
**Exterior Finish 2:** %  
**Number of Levels (Floors):** 1 **Basement?** No  
**IBC Occupancy Type 1:** 100 % I-3  
**IBC Occupancy Type 2:** %  
**Construction Type:** Concrete Masonry Units & Steel  
**IBC Construction Type:** III-1 HOU

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$30.00</b>
<b>Priority Class 2:</b>	<b>\$33,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$588,000</b>
<b>Priority Class 3:</b>	<b>\$16,800</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$50,400</b>	<b>FCNI:</b>	<b>9%</b>



**BUILDING #12 - TRUSTEE DORMITORY**

SPWB Facility Condition Analysis - 1426

Survey Date: 9/18/2007

**BUILDING #12 - TRUSTEE DORMITORY****BUILDING REPORT**

Building #13 - Trustee Dormitory is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses the trustee inmates and contains sleeping rooms, a large common area, restrooms and an asphalt recreation yard. It is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$250****Currently Critical****Immediate to Two Years****GFCI DUPLEX OUTLET REPLACEMENT****Project Index #: 1426SFT2****Construction Cost \$250**

There is one GFCI outlet in the restroom which is not functioning properly. The test button does not work and there is visual damage to the outlet. This project would provide for the purchase and installation of 1 new GFCI duplex outlet.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$34,800****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 1426INT1****Construction Cost \$18,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 1426ENR1****Construction Cost \$10,800**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades if required are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**NONABSORBANT FINISHES****Project Index #: 1426ENV1****Construction Cost \$6,000**

2006 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extends upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends treating the CMU walls with a block filler, water-proof sealer and paint to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$36,000****Long-Term Needs****Four to Ten Years****Project Index #: 1426EXT2****EXTERIOR FINISHES****Construction Cost \$36,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 3,600****Year Constructed: 1987****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: III-1 HOU****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$250</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$19.74</b>
<b>Priority Class 2:</b>	<b>\$34,800</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,260,000</b>
<b>Priority Class 3:</b>	<b>\$36,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$71,050</b>	<b>FCNI:</b>	<b>6%</b>

**BUILDING #11 - WAREHOUSE / CENTRAL PLANT**

SPWB Facility Condition Analysis - 1425

Survey Date: 9/18/2007

**BUILDING #11 - WAREHOUSE / CENTRAL PLANT****BUILDING REPORT**

Building #11 - Warehouse/ Central Plant is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. The building contains the warehouse, central plant and vehicle maintenance shop. It is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****BOILER INSPECTION****Project Index #: 1425HVA3****Construction Cost \$1,000**

Staff reported that the closed loop steam system is losing about 200 gallons of water per day. The reason for this loss was not known at the time of the survey, but was suspected to be leaking pipes in the condensate lines as there was no visual evidence of leaks in the steam supply lines. This project would provide funding for an inspection of the system by a certified boiler inspector to determine the cause of the water loss. Any future projects would come from report recommendations.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$341,990****Necessary - Not Yet Critical****Two to Four Years****EXIT SIGN UPGRADE****Project Index #: 1425SFT1****Construction Cost \$5,000**

The exit signs in this building are older types. Illuminated exit signs shall comply with 2006 IBC Section 1011. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**INTERIOR FINISHES****Project Index #: 1425INT1****Construction Cost \$176,850**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted or sealed at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting or sealing, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 1425ENR1****Construction Cost \$70,740**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**REPAIR EXTERIOR STAIRS****Project Index #: 1425EXT3****Construction Cost \$1,400**

The 2 sets of exterior concrete stairs on the south side of the building are worn and weathered which has caused significant spalling and cracking. This project recommends repairing the steps to ensure that they remain code compliant as well as to prevent further damage.

### **REPLACE BOILER BURNERS**

**Project Index #: 1425HVA2**  
**Construction Cost \$75,000**

The three boilers are original to the building. The burner assemblies have become problematic and parts are hard to come by. They are reaching the end of their expected lifetime. This project provides for the removal and disposal of the existing burners and installation of new burner assemblies on all three boilers.

### **REPLACE HEAT EXCHANGERS**

**Project Index #: 1425HVA1**  
**Construction Cost \$10,000**

The closed loop boiler system has two heat exchangers which serve to cool the boiler gaskets. They are approaching the end of their expected life and should be scheduled for replacement. This project provides for removal and disposal of the existing heat exchangers and replacement with two new ones.

### **REPLACE WATER HEATER**

**Project Index #: 1425PLM1**  
**Construction Cost \$3,000**

The average life span of a water heater is eight to ten years. The existing 30 gallon electric water heater in the auto shop has reached the end of its expected life and is not energy efficient. This project would provide for the removal and disposal of the old water heater and installation of a new 30 gallon gas-fired water heater. This estimate includes 100 lineal feet of gas pipe, venting ductwork and all required connections to existing utilities.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$201,850**

#### **Long-Term Needs**

#### **Four to Ten Years**

### **AIR COOLED CONDENSER REPLACEMENT**

**Project Index #: 1425HVA4**  
**Construction Cost \$25,000**

There is an air cooled condenser located on the exterior of the building. This unit is original to the construction and should be scheduled for replacement. This project would provide for the replacement of this unit with a new air cooled condensing unit including connections to existing utilities.

### **EXTERIOR FINISHES**

**Project Index #: 1425EXT2**  
**Construction Cost \$176,850**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet):** 35,370  
**Year Constructed:** 1987  
**Exterior Finish 1:** 100 % Concrete Masonry U  
**Exterior Finish 2:** %  
**Number of Levels (Floors):** 1 **Basement?** No  
**IBC Occupancy Type 1:** 75 % F-1  
**IBC Occupancy Type 2:** 25 % H-4  
**Construction Type:** Concrete Masonry Units & Steel  
**IBC Construction Type:** III-1 HOU

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$15.40</b>
<b>Priority Class 2:</b>	<b>\$341,990</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$12,380,000</b>
<b>Priority Class 3:</b>	<b>\$201,850</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$544,840</b>	<b>FCNI:</b>	<b>4%</b>

**BUILDING #10 - WORK & RECREATION**

SPWB Facility Condition Analysis - 1424

Survey Date: 9/18/2007

**BUILDING #10 - WORK & RECREATION****BUILDING REPORT**

Building #10 - Work & Recreation is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. The building contains Prison Industries, culinary and dining facilities and the gymnasium. It is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$13,500****Currently Critical****Immediate to Two Years****REPLACE GUN POST WINDOWS****Project Index #: 1424SEC2****Construction Cost \$13,500**

The windows in the gun posts are damaged and difficult to see through. The cause of the damage on the windows was unknown at the time of the survey, but due to the security concerns of seeing clearly out of the gun posts, this project recommends replacing the windows. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$860,800****Necessary - Not Yet Critical****Two to Four Years****EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 1424SFT1****Construction Cost \$10,000**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**INTERIOR FINISHES****Project Index #: 1424INT1****Construction Cost \$243,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted or sealed at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 1424ENR1****Construction Cost \$145,800**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

## **NONABSORBANT FINISHES**

**Project Index #: 1424ENV1**  
**Construction Cost \$20,000**

2006 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extends upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends treating the CMU walls with a block filler, water-proof sealer and paint to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

## **REPAIR CULINARY FLOORING**

**Project Index #: 1424INT2**  
**Construction Cost \$50,000**

The epoxy floor covering in the Culinary is worn and damaged and should be resurfaced. This project provides for cleaning and repairing the existing floor, applying a bonding agent, pouring a new polymer surface and applying an appropriate finish product. The product must meet the requirements of the health department for food service and preparation.

## **REPLACE OVENS**

**Project Index #: 1424CUL1**  
**Construction Cost \$80,000**

The four commercial ovens in the culinary are original to the building and are no longer functioning properly. Considering the age of the ovens and the evolving needs of the facility it is recommended to replace the ovens. This project provides for removal and disposal of the existing ovens and installation of four new commercial grade ovens.

## **REPLACE OVERHEAD COILING DOORS**

**Project Index #: 1424SEC1**  
**Construction Cost \$150,000**

There are 12 fire-rated overhead coiling security doors used to restrict access and provide line of sight control within the building. These doors are raised and lowered several times a day, and are beginning to fail. This project would provide for the removal and disposal of the existing doors and the purchase and installation of 12 new fire-rated overhead coiling security doors.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

## **UPGRADE EXHAUST SYSTEM**

**Project Index #: 1424HVA1**  
**Construction Cost \$10,000**

Prison Industries occupies a portion of the building with a sewing factory. The existing exhaust system is inadequate for the amount of heat and moisture which accumulates in the room. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new high efficiency exhaust fan assemblies including ducting and connections to utilities.

## **WASHER / EXTRACTORS & DRYER REPLACEMENT**

**Project Index #: 1424INT3**  
**Construction Cost \$152,000**

The commercial steam powered washer / extractors and tumbler dryers in the laundry are original to the building and are troublesome and problematic to operate. Considering the age of the machines and the evolving needs of the facility it is recommended to replace them. This project provides for removal and disposal of the existing washer / extractors and tumbler dryers with new units. A total of 4 washers and 4 dryers was used for this estimate.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$243,000**

### **Long-Term Needs**

### **Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 1424EXT2**  
**Construction Cost \$243,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet): 48,600**  
**Year Constructed: 1987**  
**Exterior Finish 1: 100 % Masonry**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: III-1 HOU**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$13,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$22.99</b>
<b>Priority Class 2:</b>	<b>\$860,800</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$17,010,000</b>
<b>Priority Class 3:</b>	<b>\$243,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,117,300</b>	<b>FCNI:</b>	<b>7%</b>



**BUILDING #9 - SCHEDULED SERVICES**

SPWB Facility Condition Analysis - 1423

Survey Date: 9/18/2007

**BUILDING #9 - SCHEDULED SERVICES****BUILDING REPORT**

Building #9 - Scheduled Services is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. The building contains administrative functions, including the wardens' office, support staff offices, staff training, muster areas, staff restrooms and locker rooms, as well as the visitor area, infirmary, medical and dental offices, inmate store, and the response team office. It is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$27,750****Currently Critical****Immediate to Two Years****ADA PROJECTS****Project Index #: 1423ADA2****Construction Cost \$20,000**

The visitors area has eight non-contact visiting rooms. Visitors and inmates communicate via telephones. One set of the non-contact rooms should be equipped with telecommunications devices for the deaf and hearing impaired. This project includes two devices, associated power and wiring, and security devices to lock down or remove the devices when not in use. Funds are also included to remodel the counter at the guard observation area to comply with the proper height and configuration under accessibility requirements. IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**GFCI DUPLEX OUTLET REPLACEMENT****Project Index #: 1423SFT2****Construction Cost \$1,250**

There are 5 outlets on the employee coffee bar cabinets which are not GFCI protected outlets. These cabinets have sinks in them requiring the outlets to be protected. This project would provide for the purchase and installation of 5 new GFCI duplex outlets.

**REPAIR BOILER****Project Index #: 1423HVA2****Construction Cost \$1,000**

Staff reported that one of the boilers has a minor leak and should be repaired. The reason for this leak was not known at the time of the survey, but was suspected to be a failed gasket. This project would provide funding for an inspection of the system by a certified boiler inspector to determine the cause of the leak. Any future projects would come from report recommendations.

**REPLACE EXHAUST FAN****Project Index #: 1423HVA1****Construction Cost \$500**

The exhaust fan in the Inmate restroom of the Education area is not working. Failure of an exhaust fan can contribute to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assembly and the purchase and installation of a new exhaust fan assembly including ducting and connections to utilities.

This report recommends the installation of a high efficiency exhaust fan with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.

**Project Index #: 1423ADA1**

**Construction Cost \$5,000**

### **SIGNAGE FOR ADA COMPLIANCE**

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to parking, building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms.

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$722,600**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 1423INT5**

**Construction Cost \$5,600**

### **INSTALL FRP IN JANITORS CLOSET**

The mop sinks in the Janitor Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of four Janitor Closets.

**Project Index #: 1423INT1**

**Construction Cost \$282,500**

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted or sealed at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting or sealing, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1423ENR1**

**Construction Cost \$169,500**

### **LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 1423ENV1**

**Construction Cost \$10,000**

### **NONABSORBANT FINISHES**

2006 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extends upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends treating the CMU walls with a block filler, water-proof sealer and paint to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

### **REPAIR DAMAGED COUNTERTOPS**

**Project Index #: 1423INT3**  
**Construction Cost \$25,000**

The countertops throughout the building are showing signs of wear and tear particularly at the Formica edges and corners. The quality of construction and installation were inadequate for the high usage at these facilities, and the counter tops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

### **REPLACE CRASH RAIL IN HOSPITAL HALLWAY**

**Project Index #: 1423INT4**  
**Construction Cost \$20,000**

The medical wing has a crash guard system installed to protect the walls from damage from gurneys and medical equipment. Over the years, it has sustained moderate damage and is approaching the end of its useful life. This project provides for the replacement of the existing system with a new one, including vinyl cover and aluminum retaining clips. This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

### **REPLACE FLOORING**

**Project Index #: 1423INT2**  
**Construction Cost \$210,000**

The sheet vinyl flooring in the Infirmary and vinyl composition tile (VCT) in the Chapel and the Visitor's Room is approaching the end of its useful life and has some damage. It is recommended that the VCT flooring in the building be replaced. Sheet vinyl is recommended in the infirmary portion. This project would provide for new 12x12 VCT and sheet vinyl to be installed. Removal and disposal of the old, damaged flooring is included in this estimate.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$282,500**

#### **Long-Term Needs**

#### **Four to Ten Years**

### **EXTERIOR FINISHES**

**Project Index #: 1423EXT2**  
**Construction Cost \$282,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet): 56,500**  
**Year Constructed: 1987**  
**Exterior Finish 1: 90 % Concrete Masonry U**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2:        %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: III-1 HOU**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$27,750</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$18.28</b>
<b>Priority Class 2:</b>	<b>\$722,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$19,775,000</b>
<b>Priority Class 3:</b>	<b>\$282,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,032,850</b>	<b>FCNI:</b>	<b>5%</b>

**HOUSING UNIT #8**

SPWB Facility Condition Analysis - 1422

Survey Date: 9/18/2007

**HOUSING UNIT #8****BUILDING REPORT**

Housing Unit #8 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses inmates and includes cells, showers, a guard station and a small enclosed recreation yard. It is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$809,960****Necessary - Not Yet Critical****Two to Four Years****ELECTRONIC LOCKS / CONTROLS REPLACEMENT****Project Index #: 1422SEC2****Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a touch screen unit and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**INTERIOR FINISHES****Project Index #: 1422INT1****Construction Cost \$149,350**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 1422ENR1****Construction Cost \$89,610**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**REPLACE WINDOWS****Project Index #: 1422EXT3****Construction Cost \$6,000**

The Plexiglas windows facing the exercise yards have been scratched by inmates to the point that they are difficult to see through posing a security concern. Due to the security issues of seeing clearly through these windows, this project recommends replacing the windows with Lexan polycarbonate scratch-resistant glazing. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$298,700****Long-Term Needs****Four to Ten Years****Project Index #: 1422EXT2****EXTERIOR FINISHES****Construction Cost \$298,700**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 29,870****Year Constructed: 1989****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: III-1 HOU****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.12</b>
<b>Priority Class 2:</b>	<b>\$809,960</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$298,700</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,108,660</b>	<b>FCNI:</b>	<b>11%</b>

**HOUSING UNIT #7**

SPWB Facility Condition Analysis - 1421

Survey Date: 9/18/2007

**HOUSING UNIT #7****BUILDING REPORT**

Housing Unit #7 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses inmates and includes cells, showers, a guard station and a small enclosed recreation yard. It is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$809,960****Necessary - Not Yet Critical****Two to Four Years****ELECTRONIC LOCKS/CONTROLS REPLACEMENT****Project Index #: 1421SEC2****Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a touch screen unit and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**INTERIOR FINISHES****Project Index #: 1421INT1****Construction Cost \$149,350**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 1421ENR1****Construction Cost \$89,610**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**REPLACE WINDOWS****Project Index #: 1421EXT3****Construction Cost \$6,000**

The Plexiglas windows facing the exercise yards have been scratched by inmates to the point that they are difficult to see through posing a security concern. Due to the security issues of seeing clearly through these windows, this project recommends replacing the windows with Lexan polycarbonate scratch-resistant glazing. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$298,700****Long-Term Needs****Four to Ten Years****Project Index #: 1421EXT2****EXTERIOR FINISHES****Construction Cost \$298,700**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 29,870****Year Constructed: 1989****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: III-A****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.12</b>
<b>Priority Class 2:</b>	<b>\$809,960</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$298,700</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,108,660</b>	<b>FCNI:</b>	<b>11%</b>



**HOUSING UNIT #6**

SPWB Facility Condition Analysis - 1420

Survey Date: 9/18/2007

**HOUSING UNIT #6****BUILDING REPORT**

Housing Unit #6 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses inmates and includes cells, showers, a guard station and a small enclosed recreation yard. It is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$809,960****Necessary - Not Yet Critical****Two to Four Years****ELECTRONIC LOCKS / CONTROLS REPLACEMENT****Project Index #: 1420SEC2****Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a touch screen unit and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**INTERIOR FINISHES****Project Index #: 1420INT1****Construction Cost \$149,350**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 1420ENR1****Construction Cost \$89,610**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**REPLACE WINDOWS****Project Index #: 1420EXT3****Construction Cost \$6,000**

The Plexiglas windows facing the exercise yards have been scratched by inmates to the point that they are difficult to see through posing a security concern. Due to the security issues of seeing clearly through these windows, this project recommends replacing the windows with Lexan polycarbonate scratch-resistant glazing. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$298,700****Long-Term Needs****Four to Ten Years****Project Index #: 1420EXT2****EXTERIOR FINISHES****Construction Cost \$298,700**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 29,870****Year Constructed: 1989****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: III-1 HOU****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.12</b>
<b>Priority Class 2:</b>	<b>\$809,960</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$298,700</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,108,660</b>	<b>FCNI:</b>	<b>11%</b>

**HOUSING UNIT #5**

SPWB Facility Condition Analysis - 1419

Survey Date: 9/18/2007

**HOUSING UNIT #5****BUILDING REPORT**

Housing Unit #5 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses inmates and includes cells, showers, a guard station and a small enclosed recreation yard. It is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$809,960****Necessary - Not Yet Critical****Two to Four Years****ELECTRONIC LOCKS / CONTROLS REPLACEMENT****Project Index #: 1419SEC2****Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a touch screen unit and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**INTERIOR FINISHES****Project Index #: 1419INT1****Construction Cost \$149,350**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 1419ENR1****Construction Cost \$89,610**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**REPLACE WINDOWS****Project Index #: 1419EXT3****Construction Cost \$6,000**

The Plexiglas windows facing the exercise yards have been scratched by inmates to the point that they are difficult to see through posing a security concern. Due to the security issues of seeing clearly through these windows, this project recommends replacing the windows with Lexan polycarbonate scratch-resistant glazing. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$298,700****Long-Term Needs****Four to Ten Years****Project Index #: 1419EXT2****EXTERIOR FINISHES****Construction Cost \$298,700**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 29,870****Year Constructed: 1989****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: III-1 HOU****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.12</b>
<b>Priority Class 2:</b>	<b>\$809,960</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$298,700</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,108,660</b>	<b>FCNI:</b>	<b>11%</b>

**HOUSING UNIT #4**

SPWB Facility Condition Analysis - 1418

Survey Date: 9/18/2007

**HOUSING UNIT #4****BUILDING REPORT**

Housing Unit #4 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses inmates and includes cells, showers, a guard station and a small enclosed recreation yard. It is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$448,050****Currently Critical****Immediate to Two Years****Project Index #: 1418EXT1****REPLACE EXISTING ROOF****Construction Cost \$448,050**

The single-ply roof on this building was reported in fair to poor condition at the time of the survey. This existing roof was installed in 1987. The statewide roofing program estimates the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. This building should be re-roofed in the next year, consistent with the roofing program guidelines and the warranty period. This roof is scheduled to be replaced in 2008 under 05-SO1(C). This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$819,960****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1418SEC2****ELECTRONIC LOCKS / CONTROLS REPLACEMENT****Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a touch screen unit and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 1418SFT1****EXIT SIGN UPGRADE****Construction Cost \$10,000**

The exit signs in this building are older types. Illuminated exit signs shall comply with 2006 IBC Section 1011. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways.

Not required based on 2006 IBC Chapter 1011.1, exception 4.

**Project Index #: 1418INT1****INTERIOR FINISHES****Construction Cost \$149,350**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1418ENR1**

**Construction Cost \$89,610**

#### **LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 1418EXT3**

**Construction Cost \$6,000**

#### **REPLACE WINDOWS**

The Plexiglas windows facing the exercise yards have been scratched by inmates to the point that they are difficult to see through posing a security concern. Due to the security issues of seeing clearly through these windows, this project recommends replacing the windows with Lexan polycarbonate scratch-resistant glazing. Removal and disposal of the existing windows is included in this estimate.

#### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$298,700**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1418EXT2**

**Construction Cost \$298,700**

#### **EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

#### **BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**

**Year Constructed: 1987**

**Exterior Finish 1: 100 % Concrete Masonry U**

**Exterior Finish 2: %**

**Number of Levels (Floors): 2 Basement? No**

**IBC Occupancy Type 1: 100 % I-3**

**IBC Occupancy Type 2: %**

**Construction Type: Concrete Masonry Units & Steel**

**IBC Construction Type: III-1 HOU**

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

**Priority Class 1: \$448,050**

**Project Construction Cost per Square Foot: \$52.45**

**Priority Class 2: \$819,960**

**Total Facility Replacement Construction Cost: \$10,454,000**

**Priority Class 3: \$298,700**

**Facility Replacement Cost per Square Foot: \$350**

**Grand Total: \$1,566,710**

**FCNI: 15%**

**HOUSING UNIT #3**

SPWB Facility Condition Analysis - 1417

Survey Date: 9/18/2007

**HOUSING UNIT #3****BUILDING REPORT**

Housing Unit #3 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses inmates and includes cells, showers, a guard station and a small enclosed recreation yard. It is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,258,010****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1417SEC2****ELECTRONIC LOCKS/CONTROLS REPLACEMENT****Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a touch screen unit and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 1417INT1****INTERIOR FINISHES****Construction Cost \$149,350**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1417ENR1****LIGHTING UPGRADE****Construction Cost \$89,610**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 1417EXT1****REPLACE EXISTING ROOF****Construction Cost \$448,050**

The single-ply roof on this building was reported in fair to poor condition at the time of the survey. This existing roof was installed in 1987. The statewide roofing program estimates the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. This building should be re-roofed in the next year, consistent with the roofing program guidelines and the warranty period. This roof is scheduled to be replaced in 2008 under 05-SO1(C). This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 1417EXT3****REPLACE WINDOWS****Construction Cost \$6,000**

The Plexiglas windows facing the exercise yards have been scratched by inmates to the point that they are difficult to see through posing a security concern. Due to the security issues of seeing clearly through these windows, this project recommends replacing the windows with Lexan polycarbonate scratch-resistant glazing. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$298,700****Long-Term Needs****Four to Ten Years****Project Index #: 1417EXT2****EXTERIOR FINISHES****Construction Cost \$298,700**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 29,870****Year Constructed: 1987****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: III-1 HOU****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$52.12</b>
<b>Priority Class 2:</b>	<b>\$1,258,010</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$298,700</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,556,710</b>	<b>FCNI:</b>	<b>15%</b>



**HOUSING UNIT #1**

SPWB Facility Condition Analysis - 0699

Survey Date: 9/18/2007

**HOUSING UNIT #1****BUILDING REPORT**

Housing Unit #1 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses inmates and includes cells, showers, a guard station and a small enclosed recreation yard. It is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$448,050****Currently Critical****Immediate to Two Years****REPLACE EXISTING ROOF****Project Index #: 0699EXT1****Construction Cost \$448,050**

The single-ply roof on this building was reported in fair to poor condition at the time of the survey. This existing roof was installed in 1987. The statewide roofing program estimates the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. This building should be re-roofed in the next year, consistent with the roofing program guidelines and the warranty period. This roof is scheduled to be replaced in 2008 under 05-SO1(C). This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$809,960****Necessary - Not Yet Critical****Two to Four Years****ELECTRONIC LOCKS / CONTROLS REPLACEMENT****Project Index #: 0699SEC2****Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a touch screen unit and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**INTERIOR FINISHES****Project Index #: 0699INT1****Construction Cost \$149,350**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 0699ENR2****Construction Cost \$89,610**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 0699EXT3**

## **REPLACE WINDOWS**

**Construction Cost \$6,000**

The Plexiglas windows facing the exercise yards have been scratched by inmates to the point that they are difficult to see through posing a security concern. Due to the security issues of seeing clearly through these windows, this project recommends replacing the windows with Lexan polycarbonate scratch-resistant glazing. Removal and disposal of the existing windows is included in this estimate.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$298,700**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0699EXT2**

## **EXTERIOR FINISHES**

**Construction Cost \$298,700**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**

**Year Constructed: 1987**

**Exterior Finish 1: 100 % Concrete Masonry U**

**Exterior Finish 2: %**

**Number of Levels (Floors): 2 Basement? No**

**IBC Occupancy Type 1: 100 % I-3**

**IBC Occupancy Type 2: %**

**Construction Type: Concrete Masonry Units & Steel**

**IBC Construction Type: III-1 HOU**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$448,050</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$52.12</b>
<b>Priority Class 2:</b>	<b>\$809,960</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$298,700</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,556,710</b>	<b>FCNI:</b>	<b>15%</b>

**HOUSING UNIT #2**

SPWB Facility Condition Analysis - 0123

Survey Date: 9/18/2007

**HOUSING UNIT #2****BUILDING REPORT**

Housing Unit #2 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system. This building houses inmates and includes cells, showers, a guard station and a small enclosed recreation yard. It is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,260,010****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0123SEC2****ELECTRONIC LOCKS / CONTROLS REPLACEMENT****Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a touch screen unit and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 0123INT1****INTERIOR FINISHES****Construction Cost \$149,350**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0123ENR1****LIGHTING UPGRADE****Construction Cost \$89,610**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 0123EXT1****REPLACE EXISTING ROOF****Construction Cost \$448,050**

The single-ply roof on this building was reported in fair to poor condition at the time of the survey. This existing roof was installed in 1987. The statewide roofing program estimates the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. This building should be re-roofed in the next year, consistent with the roofing program guidelines and the warranty period. This roof is scheduled to be replaced in 2008 under 05-SO1(C).

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2007.

**Project Index #: 0123SFT2****REPLACE WINDOWS****Construction Cost \$8,000**

The Plexiglas windows facing the exercise yards have been scratched by inmates to the point that they are difficult to see through posing a security concern. Due to the security issues of seeing clearly through these windows, this project recommends replacing the windows with Lexan polycarbonate scratch-resistant glazing. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$298,700****Long-Term Needs****Four to Ten Years****Project Index #: 0123EXT2****Construction Cost \$298,700****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 29,870****Year Constructed: 1987****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: III-A****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$52.18</b>
<b>Priority Class 2:</b>	<b>\$1,260,010</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$298,700</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,558,710</b>	<b>FCNI:</b>	<b>15%</b>

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Board  
Facilities Condition Analysis

515 E. Musser Street, Suite 102  
Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile



Ely State Prison - Site #9941  
Description: Parking area.



Ely State Prison - Site #9941  
Description: Damaged concrete walkway.



Ely State Prison - Site #9941  
Description: Fueling station.



Water Tank - Building #2729  
Description: Exterior of the water tank.





Equipment Storage - Building #2242  
Description: Exterior of the building.



ESP Sewer Grinder Building - Building #1617  
Description: Exterior of the building.



ESP Sewer Grinder Building - Building #1617  
Description: Sewage grinder.



Tower #4 - Building #1432  
Description: Exterior of the building.





Tower #3 - Building #1431  
Description: Exterior of the building.



Tower #3 - Building #1431  
Description: Interior of the tower.



Tower #2 - Building #1430  
Description: Exterior of the building.



Tower #1 - Building #1429  
Description: Interior of the building.



Building #14 - Gatehouse - Building #1428  
Description: Exterior of the building.





Building #14 - Gatehouse - Building #1428  
Description: Interior of the building.



Building #13 - Armory - Building #1427  
Description: Exterior of the building.



Building #12 – Trustee Dormitory - Building #1426  
Description: Exterior of the building.



Building #12 – Trustee Dormitory - Building #1426  
Description: Interior of the building.



Building #11 – Warehouse / Central Plant - Building #1425  
Description: Exterior of the building.



Building #11 – Warehouse / Central Plant - Building #1425  
Description: Interior of the Central Plant.





Building #11 – Warehouse / Central Plant - Building #1425  
Description: Interior of the Warehouse.



Building #11 – Warehouse / Central Plant - Building #1425  
Description: Exterior stairs damaged by weather.



Building #10 – Work & Recreation - Building #1424  
Description: Loading Dock.



Building #10 – Work & Recreation - Building #1424  
Description: Damaged culinary floor.





Warehouse - Building #0615  
Description: Laundry water treatment system.



Building #10 – Work & Recreation - Building #1424  
Description: Mechanical room.



Building #10 – Work & Recreation - Building #1424  
Description: Wood working area.



Building #9 – Scheduled Services - Building #1423  
Description: Exterior of the building.





Building #9 – Scheduled Services - Building #1423  
Description: Damaged vinyl sheet in the infirmary area.



Building #9 – Scheduled Services - Building #1423  
Description: Typical plumbing chase.



Building #9 – Scheduled Services - Building #1423  
Description: Visitation area.



Building #9 – Scheduled Services - Building #1423  
Description: Educational area.





Building #9 – Scheduled Services - Building #1423  
Description: Damaged chair railing.



Building #9 – Scheduled Services - Building #1423  
Description: Water softening system.



Housing Unit #8 - Building #1422  
Description: Exterior of the building, note water damaged walls.



Housing Unit #8 - Building #1422  
Description: Interior of the building.



Housing Unit #7 - Building #1421  
Description: Exterior of the building, note water damaged walls.



Housing Unit #7 - Building #1421  
Description: Interior of the building.





Housing Unit #6 - Building #1420  
Description: Exterior of the building.



Housing Unit #6 - Building #1420  
Description: Interior of the building.





Housing Unit #5 - Building #1419  
Description: Exterior of the building, note water damaged walls.



Housing Unit #5 - Building #1419  
Description: Interior of the building.



Housing Unit #5 - Building #1419  
Description: Water damaged ceiling tiles.



Housing Unit #5 - Building #1419  
Description: Fire sprinkler valve assembly.



Housing Unit #4 - Building #1418  
Description: Exterior of the building, note water damaged walls.



Housing Unit #4 - Building #1418  
Description: Interior of the building.





Housing Unit #3 - Building #1417  
Description: Exterior of the building, note water damaged walls.



Housing Unit #3 - Building #1417  
Description: Interior of the building.



Housing Unit #3 - Building #1417  
Description: Mechanical equipment.



Housing Unit #1 - Building #0699  
Description: Exterior of the building, note water damaged walls.





Housing Unit #1 - Building #0699  
Description: Interior of the building.



Housing Unit #1 - Building #0699  
Description: Gun Post over unit #1.



Housing Unit #1 - Building #0699  
Description: Damaged safety glazing at exercise yard.



Housing Unit #2 - Building #0123  
Description: Exterior of the building, note water damaged walls.



Housing Unit #2 - Building #0123  
Description: Interior of the building.



Housing Unit #2 - Building #0123  
Description: Damaged ceiling tiles.